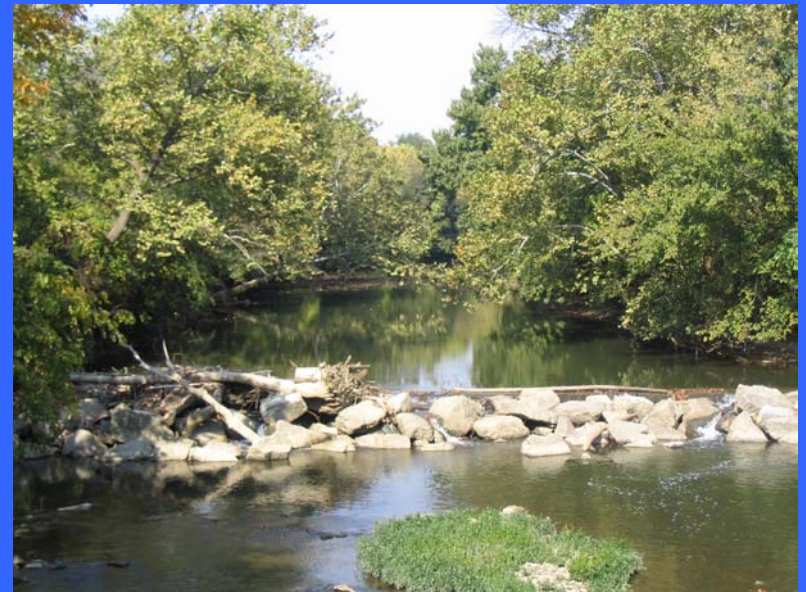


Near East Area Plan



Outline

- Area Planning
- Land Use and Zoning
- Development Strategy
- Commercial Design Guidelines
- East Broad Street
- Housing and Historic Preservation
- Transportation
- Community Facilities
- Implementation



Overview of Area Planning

- Area Plans address land use, transportation, community facilities, urban design, other
- Goal is for diverse interests to come together to form common vision for neighborhood
- Involvement of all stakeholders legitimizes process and plan
- After adopted by City Council, plan becomes policy for that given neighborhood



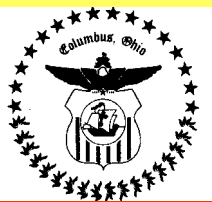
Introduction - Near East

- Supersedes 1995 Plan
- Applies to NEAC boundary
- Land Use and Zoning
- Housing and Historic Preservation
- Transportation
- Community Facilities and Services
- Implementation



Land Use and Zoning

- Goals, Policies and Strategies
- Development Strategy
- Commercial District Design Guidelines
- East Broad Street Design Guidelines

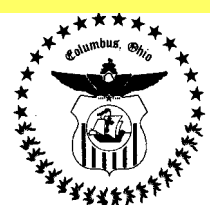
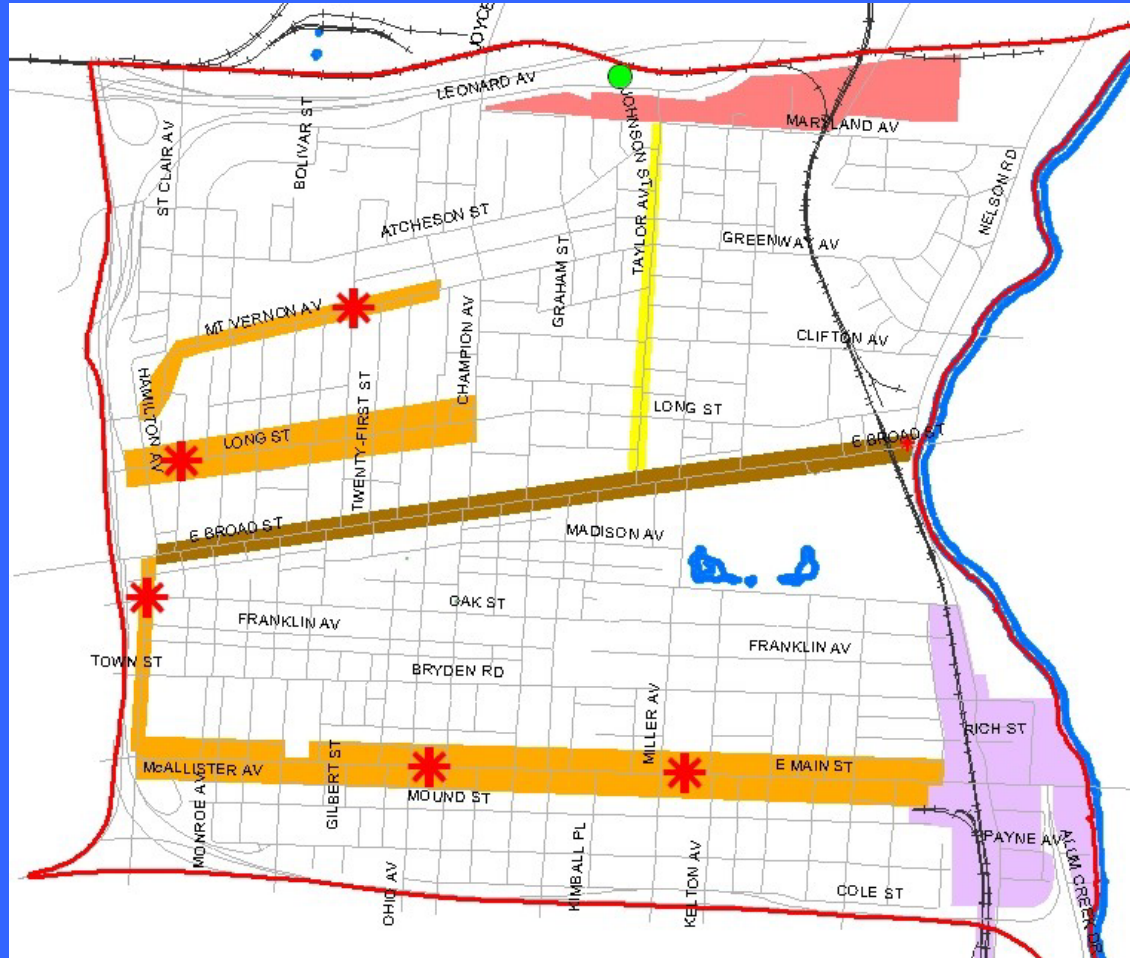


Land Use and Zoning

- Sustain/create mix of land uses
- Economically active, urban commercial districts
- Residential revitalization to support commercial development
- Job creation sites



Development Strategy



Commercial Design Standards

- Setbacks and Parking and Access
- Traffic Calming, Streetscape/Bicycle accommodations
- Gateways and signage
- Residential and mixed use development



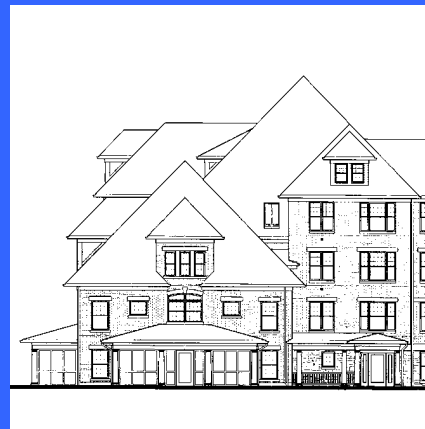
East Broad Street Guidelines

- Applies to new development
- Office and residential land use
- Highly discourages demolition
- Design guidelines based on existing buildings



East Broad Street Guidelines

- Setback
- Site development capacity/parking
- Material
- Height and stories
- Roof pitch/dormers
- Elevation
- Other



Housing and Historic Preservation Goals

- Increased homeownership
- Preservation and renovation of historic housing stock
- Compatible infill housing
- Housing opportunities for all income levels, particularly existing residents and seniors
- New market rate owner occupied and rental



Housing Design Guidelines

Compatibility

- Height
- Massing/Scale
- Materials
- Porches
- Roof pitch
- Setbacks
- Windows and Doors



In the commercial district



Adjacent to commercial district



Transition to neighborhood



Multi-family in the neighborhood



Density by Design



Transportation Goals

- Context Sensitive Design and Traffic Calming
- Alternative Modes
- Connectivity
- Parking
- Enhancements



Community Facilities and Services

- Recreation and Parks
- Safety
- Schools
- Others facilities and services



Implementation

- Education and Outreach
- Plan Amendment and Revision
- Fostering Development and Public Improvements
- Development Review Checklist



Development Review Checklist

- Summarizes standards and recommendations from plan
- Designed for use by stakeholders for review of proposals for consistency with plan

draft

NEAR EAST AREA PLAN DEVELOPMENT REVIEW CHECKLIST

I. COMMERCIAL/OFFICE/LIGHT INDUSTRIAL PROPOSALS

Standard	Yes	No	N/A	Conditions To Approval	Mitigating Circumstances
Developer has reviewed the recommendations of the <i>Near East Area Plan</i> ? (p. XX)					
Proposal is in an existing commercial district? (p. XX)					
If proposal is in an existing commercial district, is it consistent with specific land use, transportation, and other specific recommendations from the Commercial District Guidelines in this Plan? (p. XX)					
If proposal is for outside of one of the existing commercial districts, consider the criteria listed on page ____ (p. XX)					
For new churches, is proposal in or near an existing commercial district and does it consider the potential for shared parking? (p. XX)					
If proposal is for office or light industrial use, is project in area identified for office or light industrial on the Development Strategy map? (p. XX)					
Does project suggest the addition of new or expansion of an existing social service agency? (p. XX)					
Does the building meet the Urban Commercial Overlay guidelines and Commercial Design Guidelines from the <i>Near East Plan</i> , including: (p. XX)					
Is building height compatible with building heights in the immediate area? (p. XX)					
Do new commercial facades, including window and door patterns/proportions complement nearby historic buildings? (p. XX)					

IMPLEMENTATION 112

